

WELCOME TO
3951 Elephant Lake Road
Benoir Lake



Information Package

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: Terry Allen Newlove

for the property known as 3951 Elephant Lake Road, Benoir Lake

..... dated the day of, 20.....

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account within 24 hours of the acceptance of this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposits funds on offers that have not been accepted.

The deposit holder, RE/MAX Professionals North, advises that the Real Estate Trust account in which the deposit for this transaction ("the deposit") shall be placed attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus between 2.25% and 3.25% dependent upon the combined total of all monies in the real estate accounts for the same period. All interest earned by the monies held in the Real Estate Trust Account shall be retained by RE/MAX Professionals North.

All direct deposits must be certified or bank draft. NO CASH OR EMAILED DEPOSITS. In the event of a Mutual Release, or for Excess Funds, the Buyer and Seller acknowledges the deposit will be returned after the full bank clearing period. This period will start the next banking day after receipt of the deposit funds. For bank drafts, wire transfers or direct deposits, the period is five (5) banking days. For others, the period is twenty (20) banking days.

WIRE DEPOSITS: If Wiring funds, please add additional \$17.00 to cover the service charge. Otherwise, deposit will be \$17.00 short.

BRANCH DEPOSITS: If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17.00 fee is not required.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean 11:59 p.m. any day, other than Saturday, Sunday and Statutory Holiday recognized in the Province of Ontario.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c1 7 as amended from time to time with respect to this agreement and any other documents respecting this transaction.

Subject to any exceptions set out or prescribed in the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, (statute), the Buyer represents and warrants that the Buyer is not now, and on completion will not be, a non-Canadian under the non-Canadian provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, which representation and warranty shall survive and not merge upon the completion of this transaction.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Schedule "C"

Inclusions/Exclusions List

3951 Elephant Lake Road, Benoir Lake

Cottage - INCLUSIONS

- Everything as viewed inside cottage as well as outside cottage **except** what is noted in EXCLUSIONS below

Cottage - EXCLUSIONS

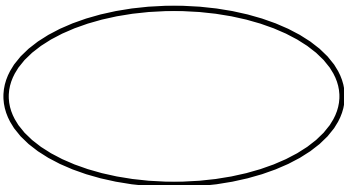
- Cayo Santa Maria Ship Wheel
- Tom Thompson print in Livingroom and Paddles
 - Prints above all Bedroom Beds
 - 4 Signs on front of garage
 - Picture of St. George
 - Lamps in Primary Bedroom
 - Moose on Livingroom table
 - Personal items
 - Family photos

Garage - INCLUSIONS

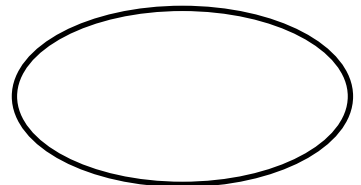
- Most tools
- Generator
- Riding lawnmower
- Homelight weed eater
- Compressor & Hose

OTHER INCLUSIONS

- 2 kayaks
- Paddleboat
- Life Jackets
- All docks as viewed



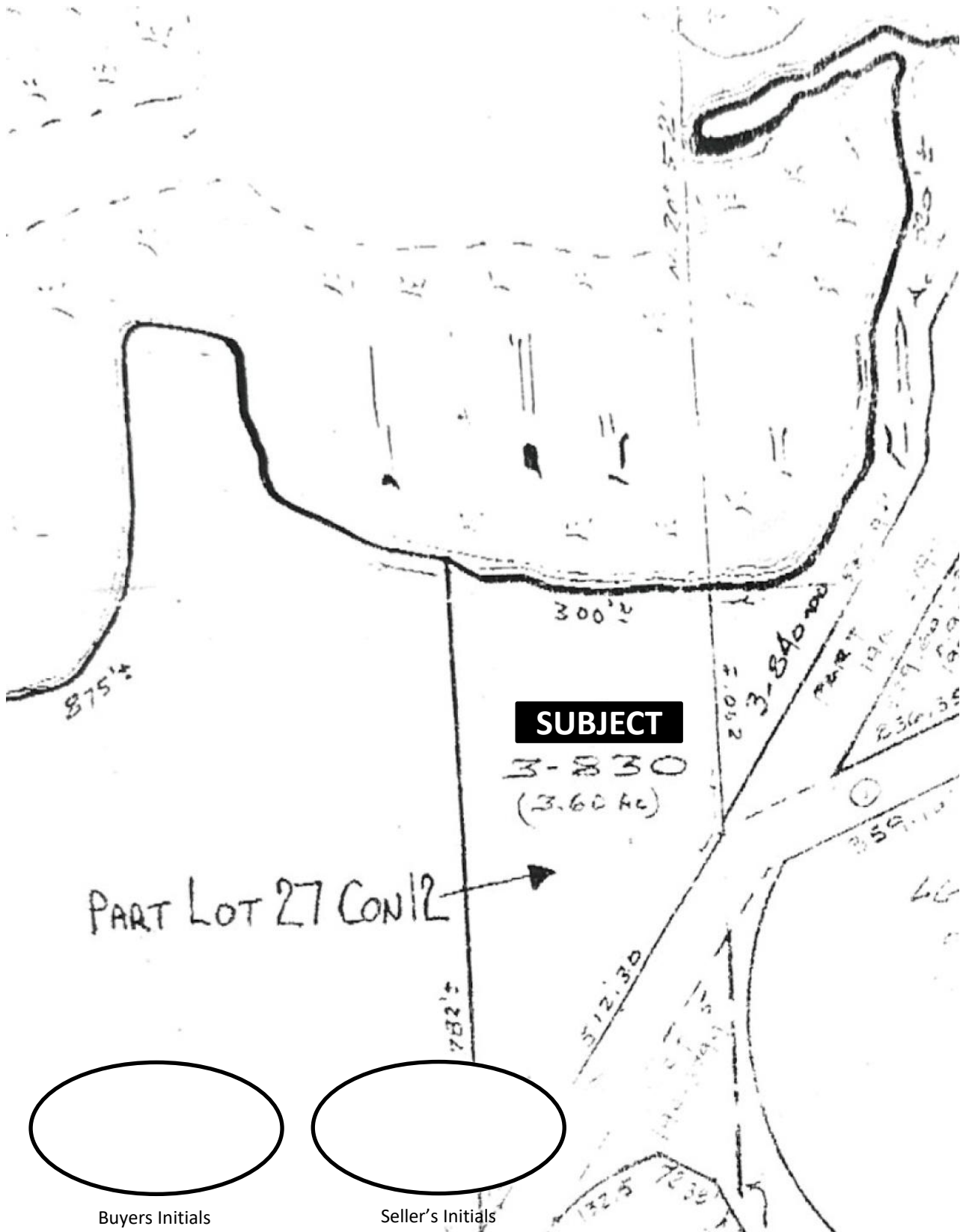
Buyers Initials



Seller's Initials

Part Lot 27, Conc 12, Harcourt Township

Part Lot 27, Conc 12, Harcourt Township



Satellite View

3951 Elephant Lake Road, Benoir Lake



Sewage Installation Report

3951 Elephant Lake Road, Benoir Lake



Sewage System Installation Report

File Number: HA-2-04.

Installation by: ROD HOGAN

Date: 05-08-25

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass

Manufacturer: BCP

2. Distribution Pipe: Type: PVC Absorption Trench System ☒ Filter Bed System ☐

Filter Bed Area: _____ sq. m. Contact Area _____ sq. m.

Total 60 Linear Metres in 4 runs of 15 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐

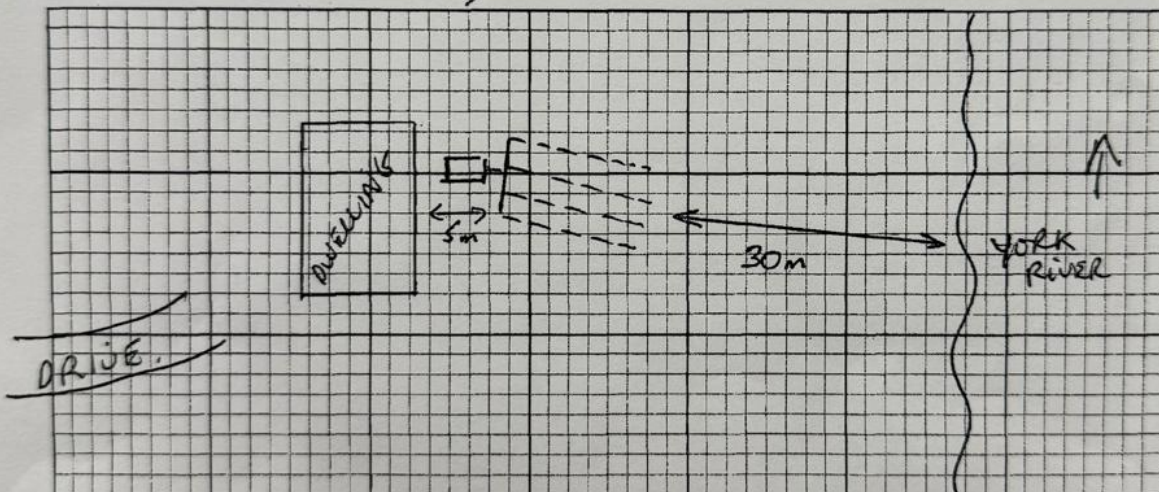
3. Size of System based on 3 bedrooms and/or 20 fixture units. Commercial details: _____

Area of Building: 200 m² Total Daily Design Sewage Flow: _____ litres

4. Other _____

Diagram of Installation as observed by Inspector ☒

or as outlined on the application design ☐



The following work remains to be completed: Backfill system and sod or seed ☒ Stabilize all sloped surfaces ☐
Finish grading to shed run-off and divert water around leaching bed ☒

Comments: WATER SUPPLY.

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

For the use and operation of the Class _____ Sewage System Installed/Altered under Site Inspection Report # _____

Such system being located on Lot #: _____ Conc. #: _____ Plan #: _____ Sub Lot#: _____

Civic (Emergency, Fire, 911) # _____ Street: _____ Township/County/City: _____

Inspected and Recommended by: _____ Date: _____ Issued: _____

(Appointed Inspector - Part 8)

(Part 8 Coordinator)

EH-LC-145-01
R-04
R-05

Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.

Septic Pump Out Receipt

3951 Elephant Lk Rd - Benoir Lake

756972

Haliburton Septic Pumping
Box 158
Eagle Lake, On
K0M 1M0
haliburtonsepticpumping@live.ca
HST# 809254147

DATE July 9/24
TAX REG. NO. N° DE TAXE
ORDER NO. N° DE COMMANDE

SOLD TO VENDU À Terry Newlove
ADDRESS ADRESSE 3951 Elephant Lake Rd
SHIP TO EXPÉDIER À Benoir Lake
ADDRESS ADRESSE 519-761-1189

SHIPPING DATE DATE D'EXPÉDITION	VIA	TERMS CONDITIONS	BUYER ACHETEUR	SOLD BY VENDU PAR
------------------------------------	-----	---------------------	-------------------	----------------------

QUANTITY QUANTITÉ	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3	pump septic		325 -
4			
5			
6			
7			
8	Thanks Dave		
9			
10			
11			
12			
13			
14		TVH/HST TPS/GST	4225
15		PST/TVP	
16		TOTAL	36725

SIGNATURE

SALES ORDER
FORMULAIRE DE VENTE

STAPLES 52

Annual Costs

3951 Elephant Lake Road - *Benoir Lake*

- Hydro One = \$1,300 +/- includes baseboard heating
- Property Tax Bill = \$3,799.68 = 2025 year
- Firewood = \$900 +/- (1 bush cord) per season
- Snow removal is done by the Seller personally



History and Improvements

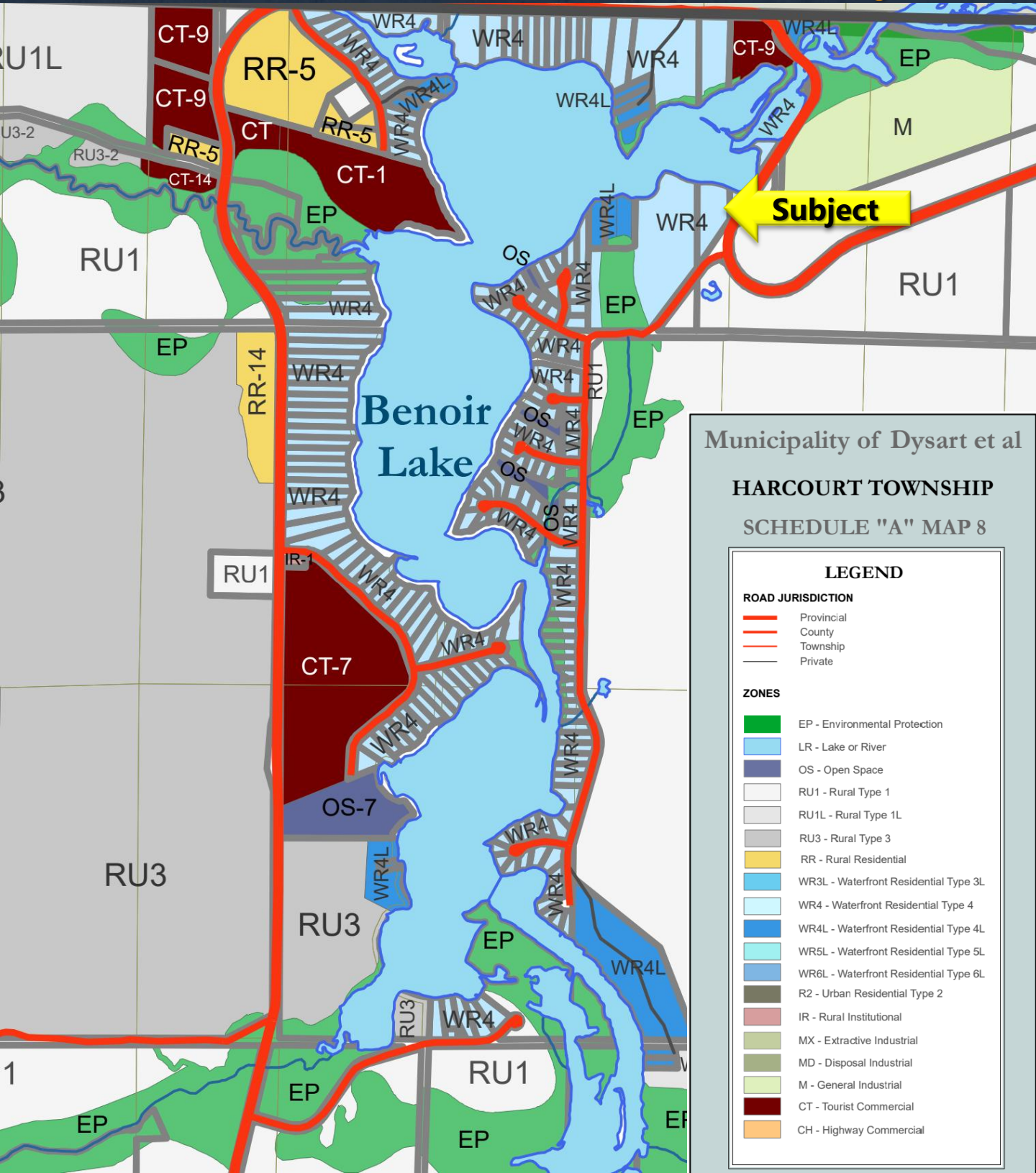
3951 Elephant Lake Road - *Benoir Lake*

- Main dwelling built in 2004
- Garage & outbuildings built in 2007
- Driveway side covered porch built in 2012
- New lower level shower in 2021
- New lower level flooring done in 2021
- Lakeside deck redone in 2022



Zoning Map

3951 Elephant Lake Road - *Benoir Lake*



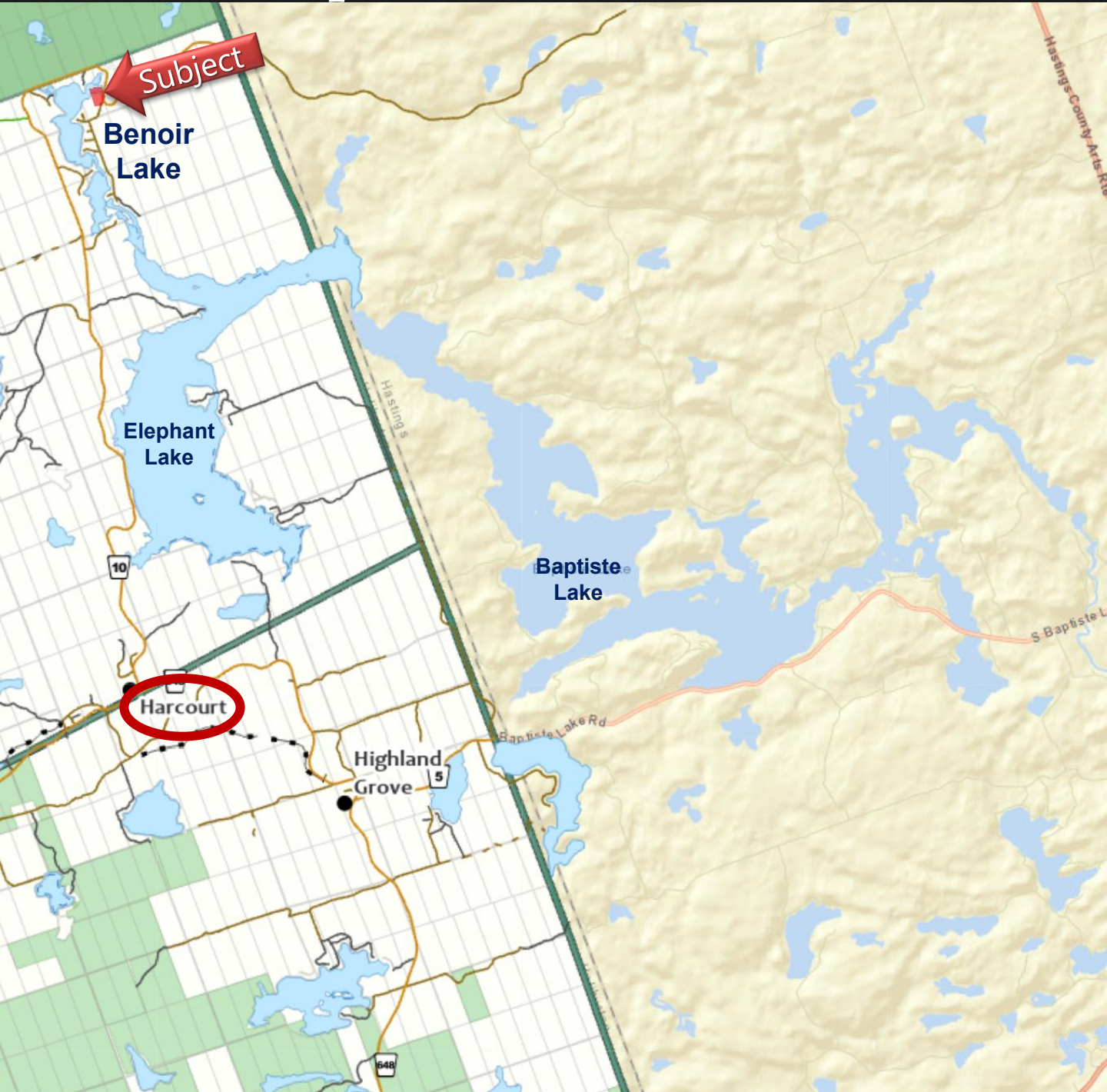
Lake Location Map

3951 Elephant Lake Road, Benoir Lake



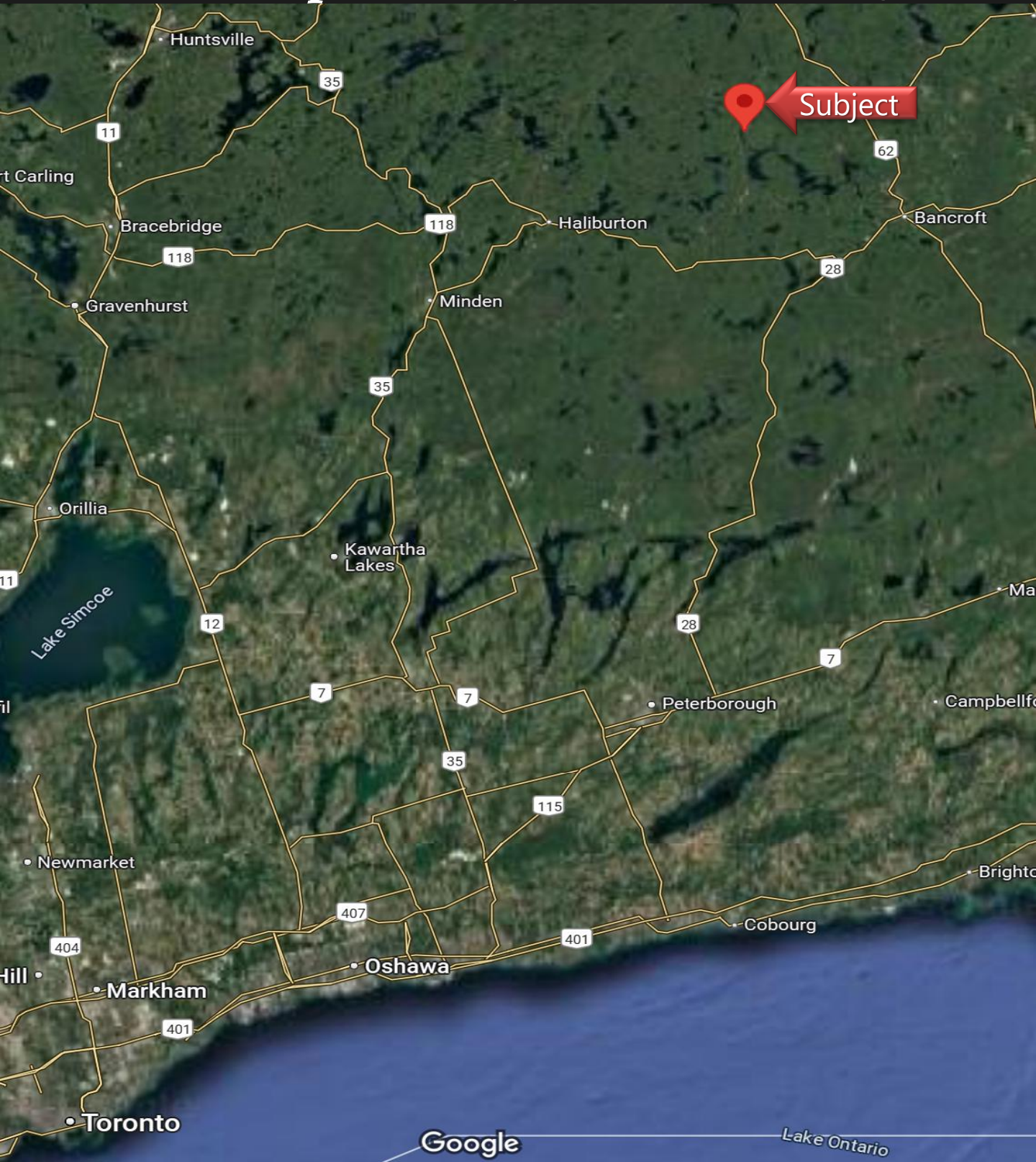
Area Map

3951 Elephant Lake Road, Benoir Lake



Location from the GTA

3951 Elephant Lake Road, Benoir Lake



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